



CITY OF FORT LAUDERDALE

**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JUNE 22, 2021
9:00 A.M.**

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 2/2021 through 1/2022	
		<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	5	0
Chris Evert, Vice Chair	P	5	0
Justin Beachum	P	4	1
Terry Nolen	P	4	1
Michael Madfis	P	5	0
William Marx	P	5	0

<u>Alternates</u>			
Lakhi Mohnani	A	2	3
Kyle Sawchuk	P	1	0
Karen Dirindin	P	1	0

Staff Present

Greg Jolly, Board Attorney
Yvette Cross-Spencer, Administrative Assistant
Tasha Williams, Administrative Supervisor
Katie Williams, Administrative Assistant
Diana Cahill, Administrative Assistant
Hallye Hinson, Administrative Assistant
Victoria Mack, Administrative Assistant
Carmen Thompson, Permit Services Tech
Rhonda Hasan, Assistant City Attorney
Leonardo Martinez, Building Inspector
Jorge Martinez, Building Inspector
Robert Masula, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Building Inspector
Jamie Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE19081611: Alberto Jose Polanco, tenant; Julio Rodriguez, owner
BE20110046: Gabriel Camel, owner
CE19100164: Jonahtan Johnson, owner
BE20100022: Barbara Miller, owner
CE20120932: Christian Gonzalez, contractor's representative

CE20050087: Ronald Cameron, general contractor
CE20070065: Kelly Reutenauer
CE20100975: Teresa DeJesus Santos
BE20020065: Elizabeth Capozzi, property manager
CE19091233: Sheniqua Williams, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE20120932

2411 NE 32 AVE
SOUTHEAST PROPERTY FUNDING LLC

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the case was not in compliance and he did not recommend an extension.

Inspector Albores acted as translator for Christian Gonzalez, the contractor's representative. Mr. Gonzalez indicated they had an issue with the survey and he requested 63 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 8/24/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE20100975

3317 NE 16 CT
ORANGE GROUP PARTNERS 2 LLC

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported one permit had been issued and one was pending. He recommended a 63-day extension.

Teresa DeJesus Santos, representative, agreed to the extension.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 8/24/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE20100022

2103 BAYVIEW DR
MILLER, BARBARA N

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the fence permit application was in process and recommended a 35-day extension.

Barbara Miller, owner, agreed to the extension.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 35-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE20050087

2732 NE 15 ST
LAHOMA KEY LLC

This case was first heard on 1/26/21 to comply by 2/23/21. Violations and extensions were as noted in the agenda. The

property was not in compliance.

Robert Masula, Building Inspector, reported they electrical permit application had just been submitted and noted the significant amount of work done at the property.

Ronald Cameron, general contractor, said the owner had hired him and an architect and he had received the plans six weeks ago. Mr. Cameron had hired the sub-contractors and anticipated submitting permit applications in approximately 7 days. He requested a 35-day extension.

Motion made by Mr. Marx, seconded by Mr. Madfis to grant a 63-day extension to 8/24/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19100164

1617 SE 15 ST, # 601

JOHNSON, JONATHAN & ROSE

Service was via posting at the property on 6/8/21 and at City Hall on 6/8/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS PROPERTY/ CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:
REMOVING AND REPLACING THE MECHANICAL UNITS WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Jonathan Johnson, owner, admitted the violation and said they were addressing the situation. He said his contactor had submitted a permit application for the air conditioner.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/24/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE20020065

5535 NW 35 AVE B

BRE ALPHA INDUSTRIAL PROPERTY OWNER LLC
% GATEWAY

This case was first heard on 1/26/21 to comply by 3/23/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported one permit had been issued and another was in process. He recommended a 35-day extension.

Elizabeth Capozzi, property manager, was unsure if the violation could be complied within 35 days.

Motion made by Mr. Marx, seconded by Mr. Nolen to grant a 63-day extension to 8/24/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE20110046

1050 SE 15 ST 402

CAMEL, GABRIEL J

Service was via posting at the property on 6/4/21 and at City Hall on 6/8/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
PLUMBING REPAIRS ON BATHROOM, INCLUDING CONCRETE SLAB DEMOLITION AND REPAIR, UNSAFE PENETRATIONS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Gabriel Camel, owner, said he had hired a contractor and an architect to address the issue. He said the photo was from the unit below his. There had been a leak and someone from the building had created the hole to investigate it. The unit owner below him had never closed up the hole. Inspector Martinez stated the hole in the drywall was not the concern; there was a hole in the slab, creating a fire hazard. Mr. Camel said Inspector Masula had previously inspected the property.

Inspector Martinez confirmed for Mr. Madfis that the concrete slab was the fire barrier, and the issue was the hole between the two units. Mr. Madfis thought there were two violations and two responsible parties, and it should be determined if the drywall was the fire protection.

Inspector Masula could not recall inspecting or citing this property in the past. The work in the photos was clearly not to code, and he said the pipes required a fire-rated sealant around the penetration. Mr. Madfis said there was a question of there possibly being two violations.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Madfis opposed.

Case: CE19081611

977 NW 53 ST

961 NW 53 LLC

Service was via posting at the property on 6/4/21 and at City Hall on 6/8/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

(ALL INCLUSIVE) THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:
NEW ELECTRICAL PANELS, OUTLETS, LIGHTING; NEW A/C UNITS AND MEW A/C DUCTS, NEW BATHROOMS AND PLUMBING FIXTURES; AND NEW INTERIOR WALLS AND STRUCTURES.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Alberto Jose Polanco, tenant, said he had already hired contractors and his architect was working on plans. He requested 63 days.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/24/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE20070065

3150 NW 66 ST
REUTENAUER, KELLY A

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, reported the case was not in compliance.

Kelly Reutenauer, owner, said the window permit was approved. She indicated the shed would require a variance, and requested 63 days. Inspector Martinez did not object.

Motion made by Mr. Marx, seconded by Ms. Evert to grant a 63-day extension to 8/24/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19091233

1320 NW 19 ST
LAKES, PARRIS H/E
WILLIAMS, SHENIQUA L

This case was first heard on 1/28/20 to comply by 3/24/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the fence permit had been issued and the alteration permit application required a correction. He recommended a 35-day extension.

Sheniqua Williams, owner, said the contractor was handling the corrections and he had requested more time.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 35-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE20101070

421 SW 24 AVE
AGUIRRE, HECTOR HERNANDEZ, MARIA

Service was via posting at the property on 6/3/21 and at City Hall on 6/8/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW PATIO ROOF.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/24/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE19100176

1617 SE 15 ST, # 602
BALBIN, DAVID B

Service was via posting at the property on 6/4/21 and at City Hall on 6/8/21.

Robert Masula, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS PROPERTY/ CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:
REMOVING AND REPLACING THE MECHANICAL UNITS WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

Inspector Masula presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. The permit application had failed review and was awaiting corrections.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 8/24/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE21030031

100 BAY COLONY LN
LEVIN, GAYLA SUE

Service was via posting at the property on 6/4/21 and at City Hall on 6/8/21.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW DOCK INSTALLED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/27/21, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE21030827

644 NW 15 TER
CHHIENG, QUAN CHI

Service was via posting at the property on 6/4/21 and at City Hall on 6/8/21.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW FENCE INSTALLED IN FRONT ELEVATION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 7/27/21, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: CE20020940

1122 SW 6 ST
PANKRATOVA, TATYANA

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the case was not in compliance. The permit application had been submitted and was in process. He recommended a 35-day extension.

Motion made by Ms. Evert, seconded by Mr. Nolen to grant a 35-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE18110574

901 SE 14 ST
DERLLY, KAREN

This case was first heard on 9/24/19 to comply by 11/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,200.

Robert Masula, Building Inspector, reported the master and sub-permits had been issued and he believed the case was in compliance. Staff indicated the case would come back for a Massey hearing to address the fines.

Case: CE19090682

2407 NE 33 AVE
LHL ALPHA LLC

This case was first heard on 4/27/21 to comply by 6/22/21. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plumbing permit had been issued and must pass final inspection. He recommended a 91-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 98-day extension to 9/28/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19051876

2607 FLAMINGO LN
PEREZ, JOSE

This case was first heard on 2/25/20 to comply by 3/24/20. Violations, service and extensions were as noted in the

agenda. The property was not in compliance, fines had accrued to \$3,525 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permit application had been in need of corrections since October 2019.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$3,525 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Case: CE19020717

3010 SW 17 ST

RODRIGUEZ, FRANCISCO JOSE

This case was first heard on 7/23/19 to comply by 8/27/19. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported permits had been issued but the permits did not cover the scope of work. He had advised the owner to call for a job check to allow an inspector to consider the scope of work, but this had ever been done. Plumbing work had also been concealed.

Motion made by Ms. Evert, seconded by Mr. Marx, to find the property was not in compliance by the ordered date and to impose the \$16,000 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Case: BE-20010101

2500 E COMMERCIAL BLVD B

ALTO PROPERTY MANAGEMENT LLC

% F&A OF FORT LAUDERDALE LLC

This case was first heard on 1/26/21 to comply by 2/23/21. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the electrical and plumbing permit applications had been awaiting client reply since May. The property representative had sent an email indicating he could not attend the hearing. Inspector Masula recommended a 35-day extension.

Motion made by Me. Evert, seconded by Mr. Nolen to grant a 35-day extension to 7/27/21, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE19020576

901 N BIRCH RD, # 4A

KLEIN, WALTER

This case was first heard on 2/25/20 to comply by 4/28/20. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, reported the case was in compliance and recommended reducing the fines to \$475 for administrative costs.

Motion made by Ms. Evert, seconded by Mr. Nolen to impose \$475 for administrative costs. In a voice vote, motion passed 6-0.

Case: CE19041196

1060 NW 23 WAY
HUMPHREY, HANNAH

This case was first heard on 2/25/20 to comply by 4/28/20. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, recommended imposition of the fines.

Motion made by Ms. Evert, seconded by Mr. Marx, to find the property was not in compliance by the ordered date and to impose the \$1,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Complied, Closed and Withdrawn Cases

Motion made by Ms. Evert, seconded by Mr. Nolen, to accept the closed cases listed on page 8 of the agenda into evidence. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Marx, seconded by Mr. Nolen, to approve the minutes of the Board's May 2021 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

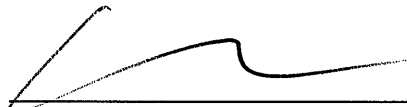
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.


None

There being no further business to come before the Board, the meeting adjourned at 9:57 a.m.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.